

Section 4.10 – Planned Unit Developments

4.10.06 PUD Designation Procedure:

A. Preliminary PUD Plan:

1. **Name, address and telephone number of the landowner:**

William M. Friedrichs, Jr.
WMF Investments / Seabrook Town Center, LLC
16865 Diana Lane, Suite 200
Houston, TX 77058
(713) 825-4459

2. **Preliminary Planning and Zoning submittal date:**

3. **Project Name:** Seabrook Town Center

4. **The names and addresses of adjoining property owners within 500 feet of the proposed project site:** See Exhibit A

5. **Key Map:** See Exhibit B

6. **All existing streets, drives, buildings, watercourses, and bodies of water:**

The property is composed of tract 1, 2, 3 of the Ruggles subdivision containing a total of 19.54 acres. The property is bordered by Lakeside Drive on the west and State Highway 146 on the east. A 3.21 acre parcel contiguous with the east property line contains miscellaneous pipe line easements and overhead power line easement. A City of Seabrook pump station, access easement, and water line easements is located adjacent to the 3.21 acre parcel.

7. **The location and size of existing utilities within or adjacent to the proposed project site:**

- a. An 18' wide water line/sewer line easement is located on the south property line and extends west to Lakeside Drive and east to State Highway 146.
- b. An existing 20' wide sanitary easement begins from the north property line and turns west in landscape buffer for 500' to the west property line and turns south for 720' to the existing south easement and crosses Lakeside Drive. It is anticipated that the easement will be modified to allow for the proposed development.
- c. An additional 20' water and sewer easement from the north to south property line has been abandoned by the City of Seabrook.

8. **The proposed location, type and size of the following:**

a. **Building and Structure:**

1. Multi Family Apartment building, four stories and ±324 residential units, 4,000 square feet retail #4, (ground floor). Total apartment building square footage - 369,344 square feet.
2. Retail Buildings, one story, Building #1 - 10,000 square feet and Building #2 - 8,000 square feet
3. Retail / Office Buildings, one story, Building #3 - 5,000 square feet, Building #5 - 5,000 square feet, and Building #6 - 5,000 square feet.
4. City pump station, structure and enclosure, one story, ±2,600 square feet.

b. **Streets, drives, alleys, and curbs:**

1. One public main 40' entry/exit drive on Lakeside Drive. One 30' private residential entry exit drive on Lakeside Drive
2. One public main 50' esplanade entry/exit drive on State Highway 146.
3. Two (2) secondary 26' entry/exit drives, north driveway retail, public events. South drive 26' wide private residential entry/exit drive.

- c. **Off-street parking areas with parking spaces individually drawn and counted:**
 - 1. Retail/office parking 295 spaces, eight spaces per thousand square feet of retail space.
 - 2. Multi Family parking, 456 spaces, ± 1.3 parking spaces per residential unit.
- d. **Sidewalks:** See Master Plan, conform to City of Seabrook Standards
- e. **Landscaping:** See Master Plan, conform to City of Seabrook Standards
- f. **Common open space and amenities sites:** Central Plaza, $\pm .75$ acres recreation areas, performance stage, public restrooms and water features.
- g. **Sites for solid waste containers:** To be coordinated with City of Seabrook waste provider. Enclosed and screened pick-up areas
- h. **Signs:** To be determined as defined in previous site Seabrook Town Center commercial site overlay district provisions
 - Highway 146:
 - 16' wide x 40' high pylon sign in front of Retail Building 1
 - 16' wide x 60' high pylon sign in front of Retail Building 2
 - 16' wide x 25' high pylon sign in beside the Pump Yard
 - 16' wide x 30' high pylon sign or 16' wide x 14' high monument sign beside Multifamily Fire Lane entrance gate
 - Lakeside Drive: (2) 16' wide x 14' high monument sign on both sides of main entrance